

DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE
014254

45-60

THIS deed is made by Frank J. Sturtevant, Jr., Personal Representative of the Estate of Frank J. Sturtevant, Sr., deceased, Grantor, to Frank J. Sturtevant, Jr. of Waterville, Kennebec County, Maine, Grantee.

WHEREAS, the Last Will of Frank J. Sturtevant, Sr., deceased, was duly admitted to probate in the Probate Court of Kennebec County, Maine; and

WHEREAS, Grantor was duly appointed Personal Representative of said estate and is now qualified and acting in said capacity; and

WHEREAS, the Grantee is determined to be the person entitled to distribution of the hereinafter described real property, and Grantor is authorized to distribute the same to Grantee.

NOW, THEREFORE, Grantor conveys, assigns, transfers, and releases to Grantee the following described real property in Waterville, Kennebec County, Maine:

Beginning at an iron pipe in the north line of a right of way named Lincoln Street and thirty-five (35) feet northerly of the north line of the right of way of Waterville, Fairfield and Oakland Street Railway and at the southwest corner of land bargained to Lester N. Elliott, thence westerly along said north line of said Lincoln Street one hundred and thirty-five (135) feet to an iron pipe, thence northerly at right angles two hundred seventy-one and one-tenth (271.1) feet to an iron pipe, thence northeasterly one hundred sixty-nine (169) feet to an iron pipe at the northwest corner of the lot arained to said Elliott, thence southerly three hundred seventy-three and one-tenth (373.1) feet to the point of beginning. Containing 43,483 square feet together with a right-of-way in common with others over Lincoln Street proposed.

Also another certain lot or parcel of land lying next easterly of the first described lot and being thirteen (13) feet wide from Lincoln Street to the rear of said lot, said lot being designated as No. 197 on a plan of lots, which plan is recorded in Kennebec Registry of Deeds in Plan Book 12, Pages 50 and 51.

Being the same premises as conveyed in a Warranty Deed from Lester T. Jolovitz and Stanley L. Bird to Lena L. Sturtevant dated June 26, 1959, and recorded in the Kennebec County Registry of Deeds in Book 1157, Page 3. Lena L. Sturtevant died testate a resident of Waterville, Maine on June 28, 1978, leaving her entire estate to her husband, Frank J. Sturtevant, Sr. (Kennebec County Probate Court Docket No. 46620).

Dated: July 7, 1995

Estate of Frank J. Sturtevant, Sr.

By:

Frank J. Sturtevant, Jr.
Frank J. Sturtevant, Jr.
Personal Representative

STATE OF MAINE
KENNEBEC, SS.

Date: July 7, 1995

Before me, the undersigned, a notary public, duly commissioned and qualified for and residing in said county and state, personally appeared Frank J. Sturtevant, Jr. as Personal Representative of the Estate of Frank J. Sturtevant, Sr., deceased, to me known to be the identical person who executed the foregoing Deed of Distribution and acknowledged the same to be his free act and deed.

RECEIVED KENNEBEC SS.

Before me,

95 JUL 11 AM 9:00

ATTEST:

REGISTER OF DEEDS

Notary Public

Michele B. Strahan

Michele Strahan

Notary Public-Maine

My Commission Expires August 3, 1996

